

DOUGLAS COUNTY OFFICIAL RECORDS  
 BARBARA E. NIELSEN, COUNTY CLERK 2009-017390  
 NO FEE  
 00255642200900173900020028  
 10/02/2009 01:15:40 PM  
 PLAT-PAR Cnt=1 Stn=1 RECEIPTCOUNTER  
 This is a no fee document

# PARTITION PLAT

LOCATED IN THE  
 EAST 1/2 OF THE EAST 1/2 OF SECTION 28  
 AND SW 1/4 OF NW1/4 SECTION 27  
 T.29S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON

FILED THIS 2nd DAY OF October 2009,  
 BY BARBARA E. NIELSEN 1:15 PM  
 COUNTY CLERK By Heidi Johnston  
 Deputy



**APPROVALS:**

Keith L. Cubic 10/01/09  
 COUNTY PLANNING DIRECTOR DATE  
Randy Smith 10-01-09  
 COUNTY SURVEYOR DATE

ZONING: FARM FOREST (FF)  
 COMP. PLAN: FARM FOREST TRANSITIONAL (FFT)  
 WATER: SPRING/WELL  
 SEWER: SEPTIC  
 PLANNING FILE NO. 08-074

**LEGEND:**

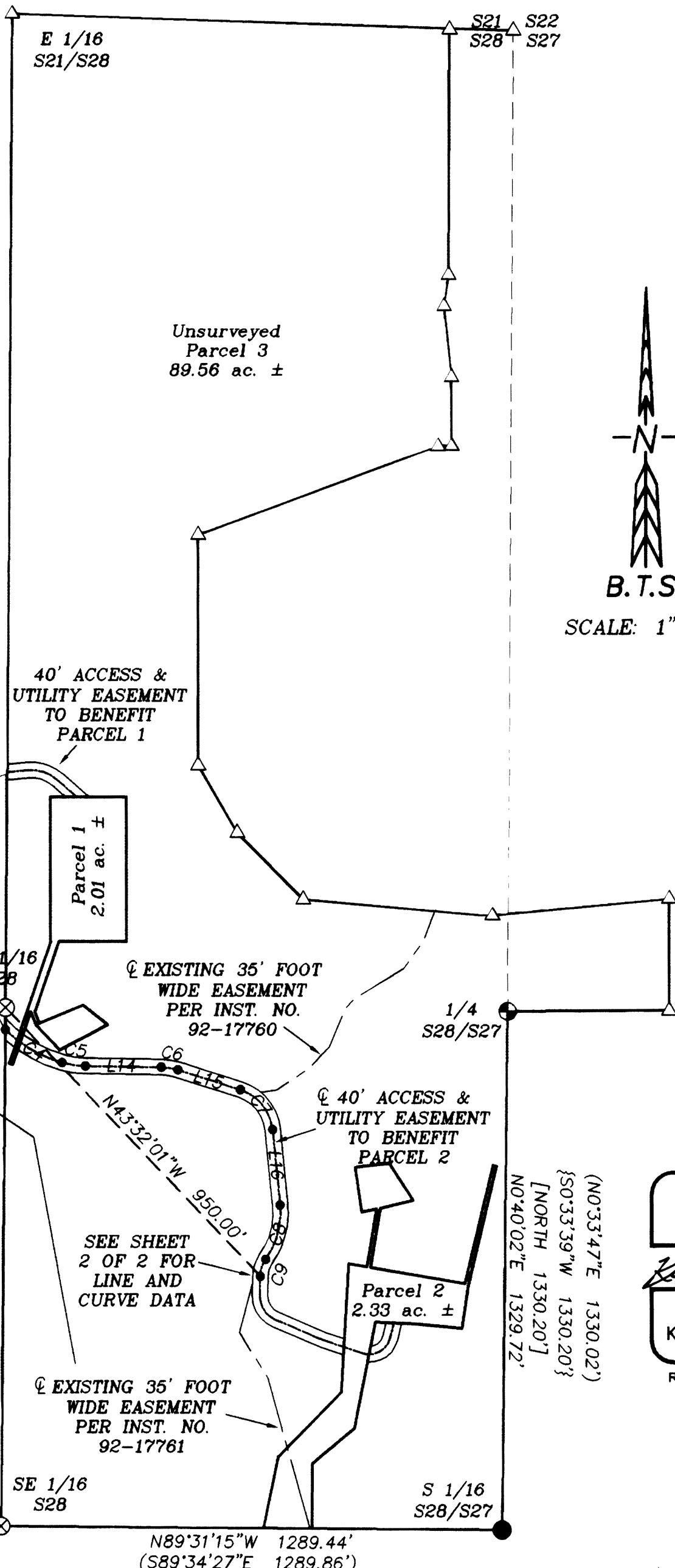
- ⊙ = SET 5/8" x 30" IRON ROD w/PLASTIC CAP "BTS ENG-SURV"
- ⊕ = FOUND BRASS CAP PER 1958 BLM SURVEY
- = FOUND 5/8" IRON ROD w/ALUM CAP PER M 67-5
- ⊗ = FOUND 5/8" IRON ROD w/ALUM CAP PER M 95-35
- = COMPUTED EASEMENT POINT NOT SET
- △ = COMPUTED POINT NOT SET
- [ ] = RECORD PER M 67-5
- { } = RECORD PER M 84-10
- ( ) = RECORD PER M 95-35

NO.	BEARING	DISTANCE
L13	N0°33'01"E	56.07
L14	S89°04'46"E	194.85
L15	S72°28'13"E	167.88
L16	S5°40'10"E	194.04

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C4	28°00'41"	350.00	171.11	S60°03'17"E	169.41
C5	15°01'08"	230.00	60.29	S81°34'12"E	60.12
C6	16°36'33"	150.00	43.48	N80°46'30"W	43.33
C7	66°48'04"	120.00	139.91	N39°04'12"W	132.12
C8	41°19'46"	205.00	147.87	N14°59'43"E	144.69
C9	35°15'56"	75.00	46.16	S18°01'38"W	45.44

**TAX COLLECTORS CERTIFICATE:**

I HEREBY CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS OR OTHER CHARGES REQUIRED BY LAW HAVE BEEN PAID.  
Sandra K. Conree 10/2/09  
 DOUGLAS COUNTY TAX COLLECTOR DATE



B.T.S. GPS OBSERVATION  
 SCALE: 1" = 300'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
Kristian O. Degroot  
 OREGON  
 JULY 17, 1981  
 KRISTIAN O. DEGROOT  
 1941  
 RENEWAL DATE: 12-31-09

**DECLARATION:**

KNOW ALL PEOPLE BY THESE PRESENT THAT DANIEL HERZBERG AND BECKY HERZBERG ARE THE OWNERS OF THE LAND REPRESENTED ON THIS LAND PARTITION PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92, OREGON REVISED STATUTES, HAVE CAUSED THE SAME TO BE PARTITIONED AS SHOWN ON THE FACE OF THIS LAND PARTITION PLAT, AND CAUSE THOSE 40 FOOT WIDE ACCESS AND UTILITY EASEMENTS SHOWN HEREON TO BE CREATED FOR THE BENEFIT OF AND APPURTENANT TO PARCEL 1 AND PARCEL 2.  
Daniel M. Herzberg Becky L. Herzberg  
 DANIEL M. HERZBERG BECKY L. HERZBERG

**ACKNOWLEDGMENT:**

STATE OF OREGON )  
 ) SS  
 COUNTY OF DOUGLAS )

KNOW ALL PEOPLE BY THESE PRESENTS, ON THIS 1st DAY OF October, 2009, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED DANIEL M. HERZBERG AND BECKY L. HERZBERG TO ME KNOWN TO BE THE PERSONS DESCRIBED, IN AND WHO EXECUTED THE FOREGOING DECLARATION, WHO, BEING DULY SWORN, DID SAY THAT THEY EXECUTED THE SAME FOR THE PURPOSES SET FORTH THEREIN.  
 IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET FORTH MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Mary L. Moore  
 NOTARY PUBLIC, STATE OF OREGON



**SURVEYOR'S CERTIFICATE:**

I, KRISTIAN O. DEGROOT HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THOSE LANDS REPRESENTED AS PARCEL 1 AND PARCEL 2 ON THIS LAND PARTITION PLAT AND HAVE NOT SURVEYED BUT HAVE CORRECTLY PLATTED THOSE LANDS REPRESENTED AS PARCEL 3 OF WHICH THE FOLLOWING IS A TRUE AND CORRECT DESCRIPTION:  
 THAT PARCEL OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 92-17761 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, OREGON.

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 92-17761 INTO THREE PARCELS OF LAND AS APPROVED UNDER DOUGLAS COUNTY PLANNING DEPARTMENT FILE NO. 08-074. THE SURVEY IS CONTROLLED BY A MONUMENT FOUND AT THE 1/4 CORNER OF SECTIONS 27 AND 28 PER THE 1958 BLM DEPENDENT RESURVEY, AND A MONUMENT FOUND AT THE SOUTH 1/16 CORNER OF SECTIONS 27 AND 28 PER M 67-5, AND MONUMENTS FOUND AT THE SOUTHEAST AND CENTER EAST 1/16 CORNERS OF SECTION 28 PER M 95-35. THE REMAINING CORNERS OF PARCEL 3 WERE THEN COMPUTED PER INSTRUMENT NO. 92-17761. THE SOUTHERLY LINE OF PARCEL 2 WAS MONUMENTED ON LINE BETWEEN THE SOUTH 1/16 CORNER OF SECTIONS 27 AND 28 AND THE SOUTHEAST 1/16 CORNER OF SECTION 28. PARCEL 1 AND PARCEL 2 MONUMENTS WERE SET AS APPROVED BY THE DOUGLAS COUNTY PLANNING DEPARTMENT.  
 A CONTROL SURVEY WAS PERFORMED UTILIZING A STATIC GPS CONTROL SURVEY WITH RTK AND CONVENTIONAL TRAVERSE LOOPS AND TIES SURVEYED TO CONTROLLING CORNERS. ALL SURVEY OBSERVATIONS WERE TAKEN WITH A LEICA TCRP 1203 TOTAL STATION AND LEICA SYSTEMS 1200 GPS RECEIVERS AND WERE ADJUSTED BY LEAST SQUARES METHODS. THIS SURVEY WAS PERFORMED BY JOEL HERZBERG, JERON HERZBERG, AND DAN HERZBERG WITH COMPUTATIONS AND DRAFTING BY KRIS DEGROOT AND JOEL HERZBERG.

**BTS ENGINEERING & SURVEYING, INC.**  
 431 S.E. MAIN ST., ROSEBURG, OR 97470  
 PHONE (541) 673-0966 FAX (541) 673-0105

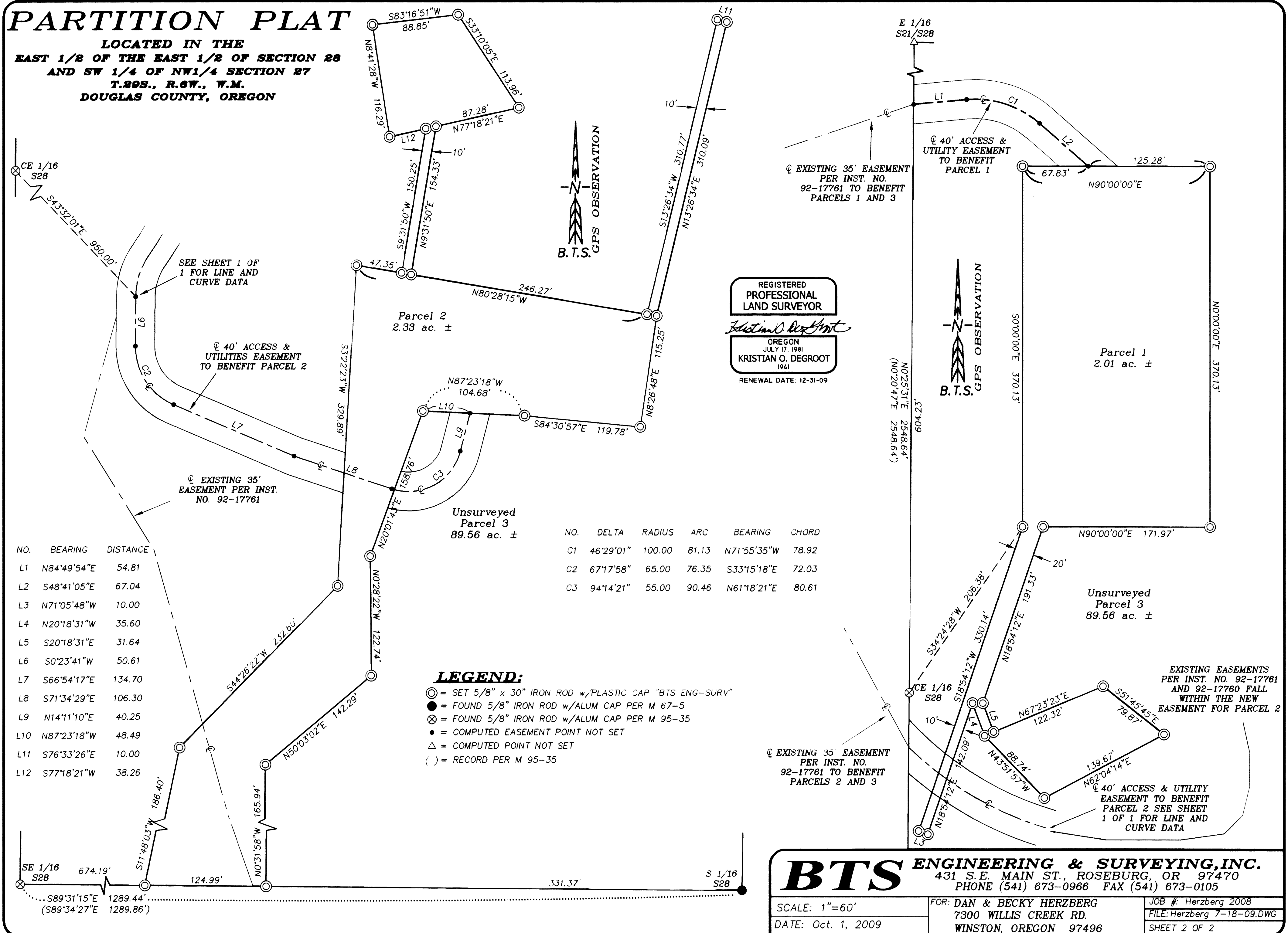
SCALE: 1"=300'	FOR: DAN & BECKY HERZBERG	JOB #: Herzberg 2008
DATE: Oct. 1, 2009	7300 WILLIS CREEK RD.	FILE: Herzberg 7-18-09.DWG
	WINSTON, OREGON 97496	SHEET 1 OF 2

2009-0053 A

2009-0053 A

# PARTITION PLAT

LOCATED IN THE  
 EAST 1/2 OF THE EAST 1/2 OF SECTION 28  
 AND SW 1/4 OF NW 1/4 SECTION 27  
 T.29S., R.6W., W.M.  
 DOUGLAS COUNTY, OREGON



NO.	BEARING	DISTANCE
L1	N84°49'54"E	54.81
L2	S48°41'05"E	67.04
L3	N71°05'48"W	10.00
L4	N20°18'31"W	35.60
L5	S20°18'31"E	31.64
L6	S0°23'41"W	50.61
L7	S66°54'17"E	134.70
L8	S71°34'29"E	106.30
L9	N14°11'10"E	40.25
L10	N87°23'18"W	48.49
L11	S76°33'26"E	10.00
L12	S77°18'21"W	38.26

NO.	DELTA	RADIUS	ARC	BEARING	CHORD
C1	46°29'01"	100.00	81.13	N71°55'35"W	78.92
C2	67°17'58"	65.00	76.35	S33°15'18"E	72.03
C3	94°14'21"	55.00	90.46	N61°18'21"E	80.61

- LEGEND:**
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REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
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 PHONE (541) 673-0966 FAX (541) 673-0105

SCALE: 1"=60'	FOR: DAN & BECKY HERZBERG 7300 WILLIS CREEK RD. WINSTON, OREGON 97496	JOB #: Herzberg 2008 FILE: Herzberg 7-18-09.DWG SHEET 2 OF 2
DATE: Oct. 1, 2009		

2009-0053 B

2009-0053 B